

KEY PLAN
SCALE 1:100

24.0M WIDE ROAD

COMMERCIAL

BUILDING
G+19 FLOORS

RAMP UP

PODIUM LINE

EMERGENCY EXIT
GATE 2

ENTRY/EXIT
GATE 1

SLOPE 1:8

Signature Not Verified

Digitally signed by Shri. Vimal Nevdivhansha Shah
Date: 2025.03.25 15:36:40 +05'30'
Reason: Approved Drawing Plan
Designation: Assistant Director
Location: Panvel Municipal Corporation
Project Code: CARPC-25-06978
Application Number: CARPC-25-06978
Proposed Number: 149934
Certificate Number: CARPC/2025/PAV-03036

Initial Structure Tree Planing
Date: 20/03/2025

Tree Planter
Date: 20/03/2025

Initial Tree Planing
Date: 20/03/2025

Proforma 1: Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3280.002
(b) As per ownership document (7/12, CTS extract)	3290.000
(b) as per TILR or City Survey measurement sheet	3290.000
(c) as per Demarcated drawing area	3280.002
LESS	-
2. Area not in possession	0.000
3. Entire area (1-2)	3280.002
4. Deductions for	-
(a) Proposed D.P/T.D.P. Road widening Area (Service Road, Highway widening)	567.002
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	567.002
5. Balance area of plot (3-4)	2713.000
6. Amenity Space (Applicable if (1) > 20000 sqm) (Required - (a) Up to 20000 sqm - Nil (b) Above 20000 sqm - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	2713.000
8. Recreational Open Space (a) If area (6) is more than 4000 sqm - 10 % of (6) is required. Proposed.	0.000
(b) If area is less than 4000 sqm - Check -	-
(c) If it is full number like 1/2, 1/3, 1/4 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
(d) If it is subdivision like 1/2, 2/3, 1/25, 1/4191 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqm Proposed	0.000
(B) Exemption to leave open space subject to availing bases (S.I.) of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2025-01-17 and the dimensions of sides etc. of plot stated origin are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department/City Survey records.

Signature _____
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration:
(We) undersigned hereby confirm that (We) would abide by plans approved by Authority /Collector. (We) would execute the structure as per approved plans. Also (We) would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature _____
Architect/ Licensed Engineer/ Supervisor name and signature _____
Job No. _____

Name Of: Owner Mr Madan Fakira Patil Through POAH Vastu Nirvana LLP

Postal Address : 302 Sai Previata Ultra Tower Plot no 11/1/2 Sector 50 OLD Newi Mumbai, Thane, Maharashtra-400706

Phone No. 9930450541

DESCRIPTION OF PROJECT :
Type of Proposal - Mixed
BUILDING ON CTS, NO SURVEY NO ---

SITE ADDRESS :
Plot Bearing Survey No 3/2, Rohinjai, Panvel, Raigad

Name Of Architect : Vimal Nevdivhansha Shah

LOGO

ADDRESS OF OFFICE
OFFICE:
THE FIRST The commodity exchange Ground
from Plot no 234 Sector 59A Vashi New
Mumbai 400705

OWNERS SIGN :
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

Initial Structure Tree Planing
Date: 20/03/2025

Tree Planter
Date: 20/03/2025

Initial Tree Planing
Date: 20/03/2025

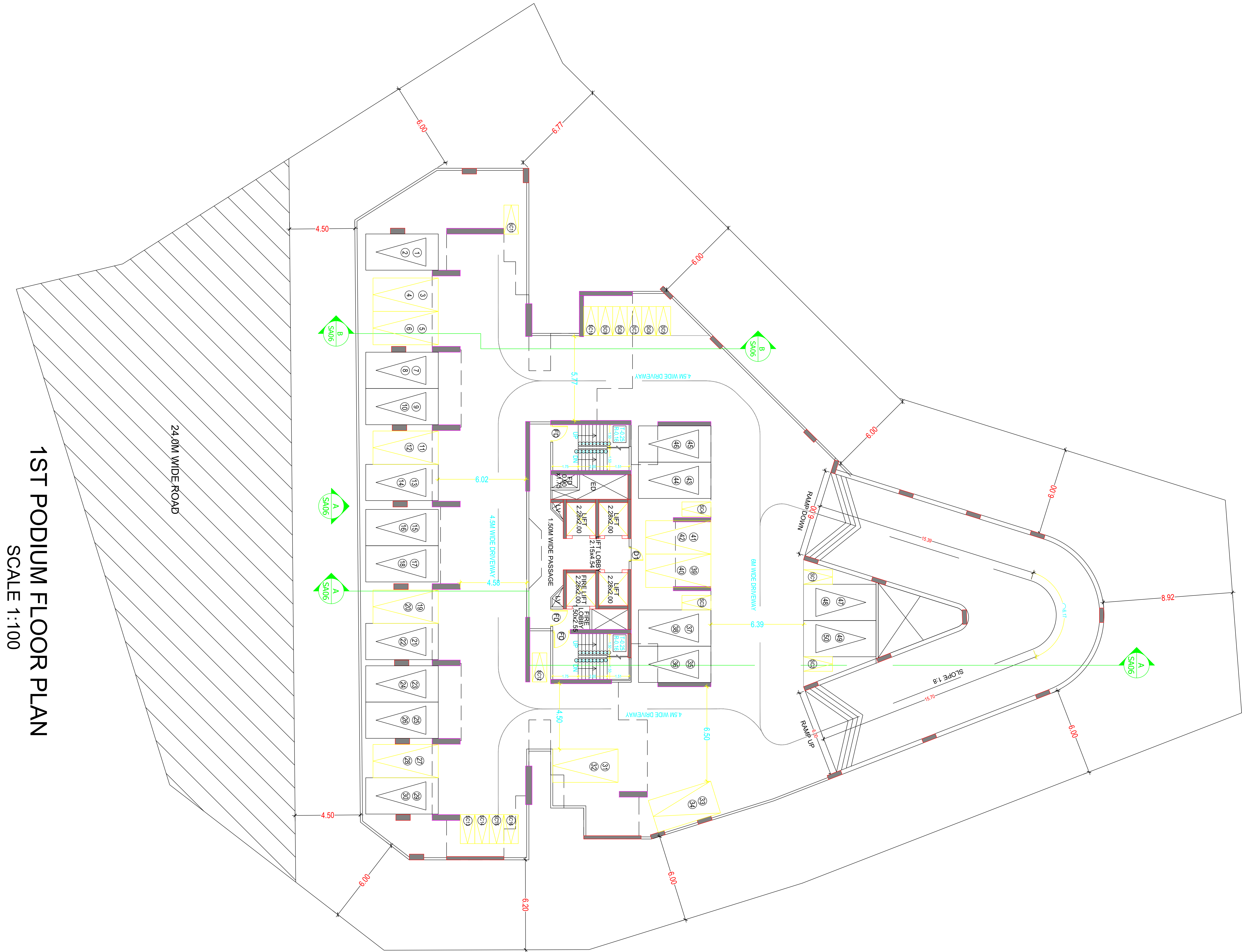
SCALE - 1:100

Date: 25/03/25

JOB NO - CARPC-25-06978

CHECK BY - .

SUBMISSION DRAWING



1ST PODIUM FLOOR PLAN
SCALE 1:100

Signature Not Verified

Digitally signed by Shri. Vimal Navinbhai Shah
Date: 2025.03.25 15:36:46 +05'30'
Reason: Approved Drawing Plan
Designatory: Assistant Director
Location: Panvel Municipal Corporation
Project Code: CARPC-25-06978
Application Number: 1489934
Proposed Number: 1489934
Certificate Number: CARPC/25/06978/PLN/01/036

Isolated Structure Tree Planing
Date: 20/03/2025

Tree Planing
Date: 20/03/2025

Isolated Tree Planing
Date: 20/03/2025

Proforma 1: Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3280.002
(a) As per ownership document (7/12, CTS extract)	3290.000
(b) as per TILR or City Survey measurement sheet	3290.000
(c) as per Demarcated drawing area	3280.002
LESS	-
2. Area not in possession	0.000
3. Entire area (1-2)	3280.002
4. Deductions for	-
(a) Proposed D.P.T. (D.P. Road widening Area /Service Road, Highway widening	567.002
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	567.002
5. Balance area of plot (3-4)	2713.000
6. Amenity Space (Applicable if (1) > 20000 sqm) (Required - (a) Up to 20000 sqm - Nil (b) Above 20000 sqm - (a) + 5 % of Total area	-
7. Net Plot Area (5-6)	2713.000
8. Recreational Open Space (a) If area (6) is more than 4000 sqm - 10 % of (6) is required. Proposed.	0.000
(b) If area is less than 4000 sqm - Check -	-
9. If it is full number like 1/2, 1/3, 1/4 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
10. If it is subdivision like 1/2, 2/3, 1/25, 1/4191 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqm Proposed	0.000
(B) Exemption to leave open space subject to availing bases S.1. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land as (7) as per annual statement of rate.	-

Certificate of Area:

Certified that the plot under reference was surveyed by me on 2025-01-17 and the dimensions of sides etc. of plot stated herein are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records/Land Records Department/City Survey records.

Signature

(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration

(We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Name Of: Owner Mr Madan Fakira Pali Through POAH Vastu Nirvana LLP

Postal Address : 302 Sai Praveen Ultra Tower Plot no 11/12 Sector 50 OLD New Mumbai, Thane, Maharashtra-400706

Phone No. 9930450541

DESCRIPTION OF PROJECT :

Type of Proposal - Mixed

BUILDING ON CTS, NO SURVEY NO ---

SITE ADDRESS :

Plot Bearing Survey No.3/2, Rohinjari, Panvel, Raigad

Name Of Architect : Vimal Navinbhai Shah

LOGO

ADDRESS OF OFFICE

OFFICE

The FIRM The commodity exchange Ground floor Plot no 23 & Sector 59A Vashi New Mumbai 400705

OWNERS SIGN

Verified by architect

TECHNICAL PERSON SIGN

Signature Not Verified

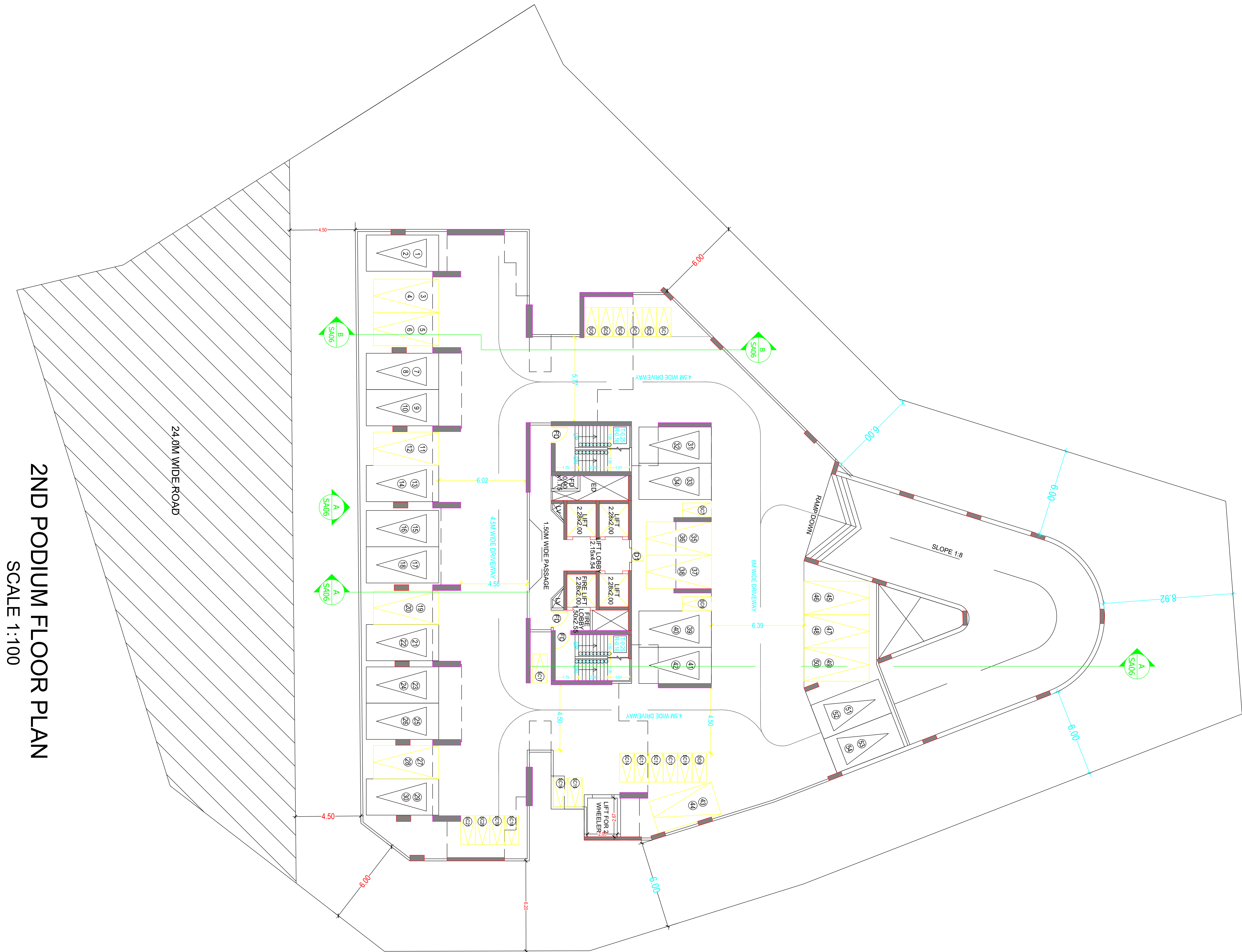
SCALE - 1:100

Date: 25/03/25

JOB NO - CARPC-25-06978

CHECK BY -

SUBMISSION DRAWING



2ND PODIUM FLOOR PLAN
SCALE 1:100

Signature Not Verified

Digitally signed by Shri. Vimal Nevdivhadra Shah
Date: 2025.01.25 15:26:49 IST
Reason: Approved Drawing Plan
Designation: Assistant Director
Location: Panvel Municipal Corporation
Project Code: CARPC-25-06678
Application Number: 1489934
Proposal Number: 1489934
Certificate Number: CARPC/25/06678/PLN-01038

Inspected Structural Team Member
Date: 20/01/2025

Site Planner
Date: 20/01/2025

Inspected Team Member
Date: 20/01/2025

Proforma 1: Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3280.002
(a) As per ownership document (7/12, CTS extract)	3290.000
(b) As per TILR or City Survey measurement sheet	3290.000
(c) As per Demarcated drawing area	3280.002
2. Area not in possession	0.000
3. Entire area (1-2)	3280.002
4. Deductions for	-
(a) Proposed D.P. (D.P. Road widening Area / Service Road / Highway widening	567.002
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	567.002
5. Balance area of plot (3-4)	2713.000
6. Amenity Space (Applicable if (1) > 20000 sqm) (Required - (a) Up to 20000 sqm - Nil (b) Above 20000 sqm - (a) + 5 % of Total area	0.000
7. Net Plot Area (5-6)	2713.000
8. Recreational Open Space (a) If area (6) is more than 4000 sqm - 10 % of (6) is required. (b) If area is less than 4000 sqm - Check -	0.000
(c) If it is full number like 1/2, 1/3, 1/4 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
(d) If it is subdivision like 1/2, 2/3, 1/25, 1/4191 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqm Proposed	0.000
(B) Exemption to leave open space subject to availing bases (S.1) of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2025-01-17 and the dimensions of sides etc. of plot stated herein are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department/City Survey records.

Signature _____
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration
(We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature _____
Architect/ Licensed Engineer/ Supervisor name and signature _____
Job No. _____

Name Of: Owner Mr Madan Fakira Patil Through POAH Vastu Nirvana LLP

Postal Address : 302 Sai Praveen Ultra Tower Plot no 11/12 Sector 50 OLD New Mumbai, Thane, Maharashtra-400706

Phone No. 9930450541

DESCRIPTION OF PROJECT :
Type of Proposal - Mixed
BUILDING ON CTS. NO SURVEY NO ---

SITE ADDRESS :
Plot Bearing Survey No 3/2, Rohinjan, Panvel, Raigad

Name Of Architect: Vimal Nevdivhadra Shah

LOGO

ADDRESS OF OFFICE
OFFICE:
THE FIRM The commodity exchange Ground
Floor Plot no 23 & Sector 59A Vashi New
Mumbai 400705

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - 1:100
JOB NO - CARPC-25-06678

Date: 25/01/25
CHECK BY -

SUBMISSION DRAWING



Form 1 - Area Statement	
1. Area of plot (Minimum area of 1/4 a.c. to be provided for each lot with sectioned layout) and not subject to N	3280.02
(a) As per surveying document (1772, CTS attached)	3286.00
(b) As per Survey Map/Measurement sheet	3286.00
(c) As per Demarcated drawing area	3285.00
2. Area not in possession	0.00
3. Entire area (a+b+c)	3286.02
4. Deductions for	
(a) Proposed P.D.T.D. Road widening Area (Service Road / Artery widening)	367.02
(b) Any P.D. Reservation area	0.00
(c) Green Belt	0.00
(d) Other	66.00
5. Balance area of plot (3-d)	2713.00
6. Amenity Space	
(a) Applicable (1/1) = 2000 sqm	2000.00
(Required) less upto 2000 sqm (2-b)	0.00
(b) Above 2000 sqm (1/1) = 5% of Total area	135.65
(Net P.D. Area (3-d) - 4)	2713.00
7. Recreational Open Space	
(a) If area is more than 4000 sqm (1/1) (b) (6)	0.00
Proposed	
(a) If less than 4000 sqm - Check -	
(b) If full number is 1.2, 1.25, 1.49 or As per 7.12 attached or City Survey Number - No Recreational open space is required	0.00
(c) If it is subdivision less 125, 1251, 4141 etc then Recreational open space is required	
(A) 10 % Subjected to minimum 200 sqm	0.00
(B) Exempted to leave open space subject to having less F.R. 81.75 %	0.00
(C) Exempted to leave open space subject to payment of 10 % value of land of area (7) as per annual	

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2025-01-17 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
 Signature
 (Name of Architect/ Licensed Engineer/ Supervisor.)
 Owner's Declaration -
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority /Collector. I/We would execute the structure as per the plan submitted. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of : Owner Mr Madan Fakira Patil Through POAH Vastu Nirvana LLP

Postal Address : 302 Sai Proviso Ultra Tower Plot no 11/12, Sector 50
OLD Navi Mumbai, Thane, Maharashtra-400706

Phone No.:9930450541
DESCRIPTION OF PROJECT :

Building on CTS, NO./SURVEY NO.---

SITE ADDRESS :
Plot Bearing Survey No.3/2, Rohinjan, Parvel, Raigad.

Name Of Architect : Vishal Navinchandra Shah

LOGO	ADDRESS OF OFFICE
	OFFICE - THE FIRM The commodity exchange Ground floor Plot no 2 3 4 Sector 19A Vashi Navi Mumbai 400705

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified
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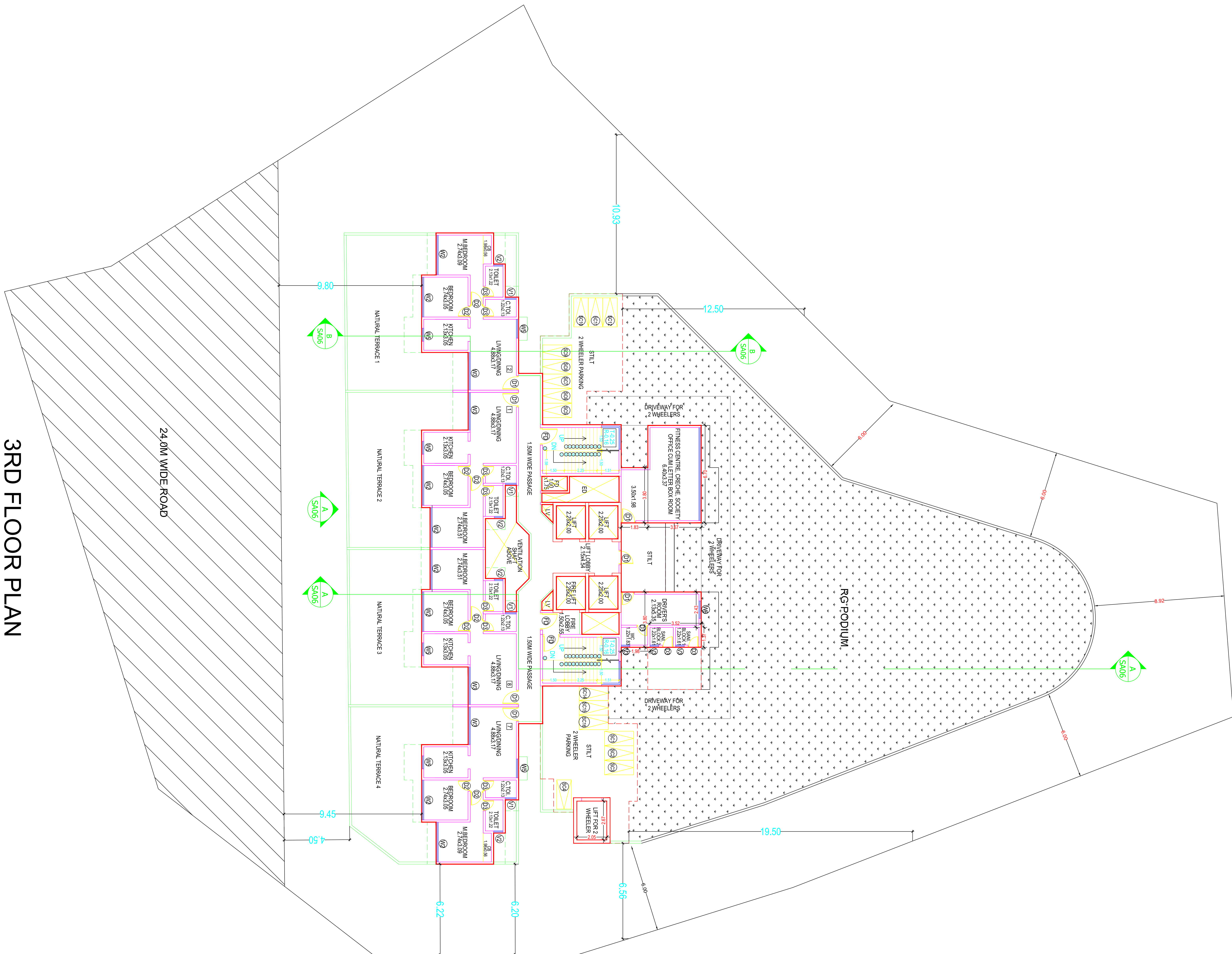
SCALE - 1:100	Date: 25/03/25
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JOB NO - CARPC-25-06578	CHECK BY - .
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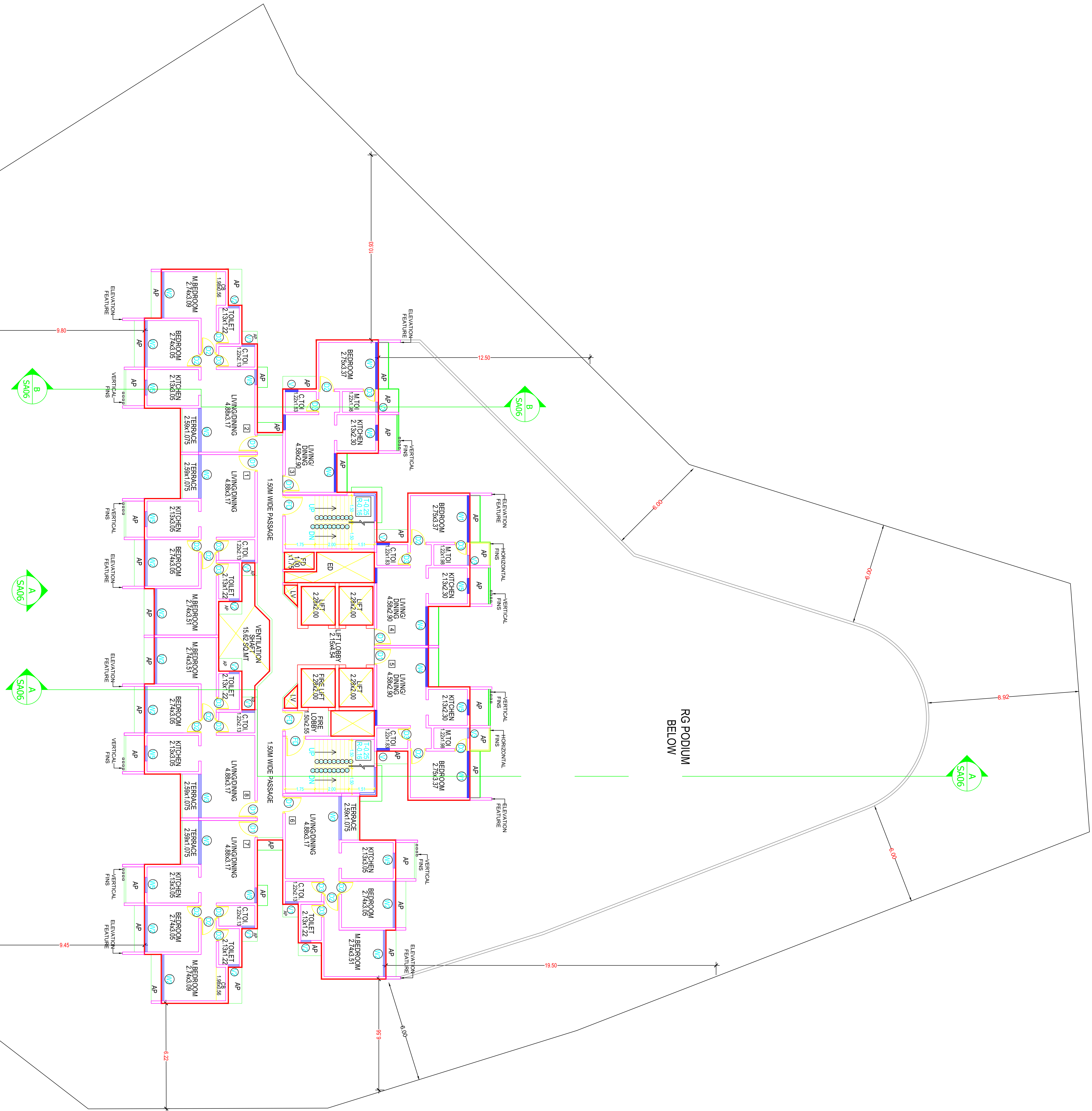
SUBMISSION DRAWING

SUBMISSION DRAWING

3RD FLOOR PLAN
SCALE 1:100



TYPICAL FLOOR PLAN 4TH-19TH
EXCEPT REFUGE FLOORS
SCALE 1:100



Signature Not Verified

Digitally signed by Shri. Vimal Nevdivharka Shah
Date: 2025.03.25 15:26:49 +05'30'
Reason: Approved Drawing Plan
Designation: Assistant Director
Location: Parnavi Municipal Corporation
Project Code: C-APPC-25-06978
Application Number: C-APPC-25-06978
Proposal Number: 189934
Certificate Number: C-APPC-25-06978-01036

Initial Structure Tree Planing
Date: 20/03/2025

Tree Planer
Date: 20/03/2025

Initial Tree Planing
Date: 20/03/2025

Proforma 1: Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3280.002
(a) As per ownership document (7/12, CTS extract)	3290.000
(b) as per TILR or City Survey measurement sheet	3290.000
(c) as per Demarcated drawing area	3280.002
2. Area not in possession	0.000
3. Entire area (1-2)	3280.002
4. Deductions for:	-
(a) Proposed D.P./P.F. Road widening Area (Service Road, Highway widening)	567.002
(b) Any D.P./Reserve area	0.000
(c) Green Belt	0.000
Total (a+b+c)	567.002
5. Balance area of plot (3-4)	2713.000
6. Amenity Space (Applicable if (1) > 20000 sqm)	-
(Required) - (a) Up to 20000 sqm - Nil	-
(b) Above 20000 sqm - (a) + 5 % of Total area	-
7. Net Plot Area (5-6)	2713.000
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqm - 10 % of (6) is required.	0.000
(b) If area is less than 4000 sqm - Check -	-
(c) If it is full number like 1/2, 1/3, 1/4 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
(d) If it is subdivision like 1/2, 2/3, 1/25, 1/4191 etc then recreational open space is required.	-
(a) 10 % Subject to minimum 200 sqm	0.000
Proposed	0.000
(b) Exemption to leave open space subject to availing rates (S.1) at 75 %	-
(c) Exemption to leave open space subject to payment of 10 % land value of land as (7) as per annual statement of rate.	-

Certificate of Area:

Certified that the plot under reference was surveyed by me on 2025-01-17 and the dimensions of sides etc. of plot stated origin are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/Land Records Department/City Survey records.

Signature

(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration

(We undersigned hereby confirm that (We) would abide by plans approved by Authority/ Collector. (We) would execute the structure as per approved plans. Also (We) would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Name Of: Owner Mr Madan Fakira Pali Through POAH Vastu Nirvana LLP

Postal Address : 302 Sai Praveen Ultra Tower Plot no 11/12 Sector 50 OLD New Mumbai, Thane, Maharashtra-400706

Phone No. 9930450541

DESCRIPTION OF PROJECT :

Type of Proposal - Mixed

BUILDING ON CTS, NO SURVEY NO ---

SITE ADDRESS :

Plot Bearing Survey No 3/2, Rohinjan, Parnavi, Raigad

Name Of Architect : Vimal Nevdivharka Shah

LOGO

ADDRESS OF OFFICE

OFFICE

THE FIRM The commodity exchange Ground floor Plot no 234 Sector 59A Vastu Nirvana Mumbai 400705

OWNERS SIGN

Verified by applicant

TECHNICAL PERSON SIGN

Signature Not Verified

Signature

SCALE - 1:100

Date: 25/03/25

JOB NO - C-APPC-25-06978

CHECK BY -

SUBMISSION DRAWING



Area Statement		
1	Area of plot (Minimum area of 1/4 c. to be reserved for use of subject with designated layout No. and subplots No.)	3280.00
(a)	As per approved drawing (71/2, C3 extract)	3280.00
(b)	As per approved drawing (71/2, C3 extract)	3280.00
(c)	As per Demarcated drawing area	3280.00
(d)	As per Demarcated drawing area	3280.00
(e)	As per Demarcated drawing area	3280.00
2	Area not in possession	0.00
3	Entire area (a) - (b)	0.00
4	Deductions for	
(a)	Proposed P/D / D/R / Road widening Area / Service Road / Highway widening	967.00
(b)	Any P/D / Reservation area	0.00
(c)	Green Belt	0.00
(d)	Reserve area of plot (3-4)	560.00
(e)	Reserve area of plot (3-4)	2713.00
5	Amenity Space	0.00
(a)	Applicable to (a) - 20000 sqm	0.00
(b)	Required to (a) 20000 sqm (20000 sqm)	0.00
(c)	Above 20000 sqm (a) - 5% of Total area	0.00
(d)	Net Plot Area (2-4)	2713.00
6	Recreational Open Space	0.00
(a)	If (a) is more than 4000 sqm - 10% of (a)	0.00
(b)	If (a) is less than 4000 sqm - Check -	0.00
(c)	If it is full number 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	

Certificate of Area:
Certified that the plot under reference was surveyed by me on
2025-01-17 and the dimensions of sides etc. of plot stated onplan
are as measured on site and the area so worked out tallies with the
area stated in document of Ownership/ T.P. Scheme Records/Land
Records Department/City Survey records.

Signature _____
(Name of Architect/ Licensed Engineer/ Supervisor.) _____

Owner's Declaration - _____
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site. _____

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of : Owner Mr Madan Fakira Patil Through POAH Vastu Nirvana LLP
Postal Address : 302 Sai Prvisio Ultra Tower Plot no 11/12, Sector 50
OLD Navi Mumbai, Thane, Maharashtra-400706

Phone No.:9930450541

DESCRIPTION OF PROJECT :

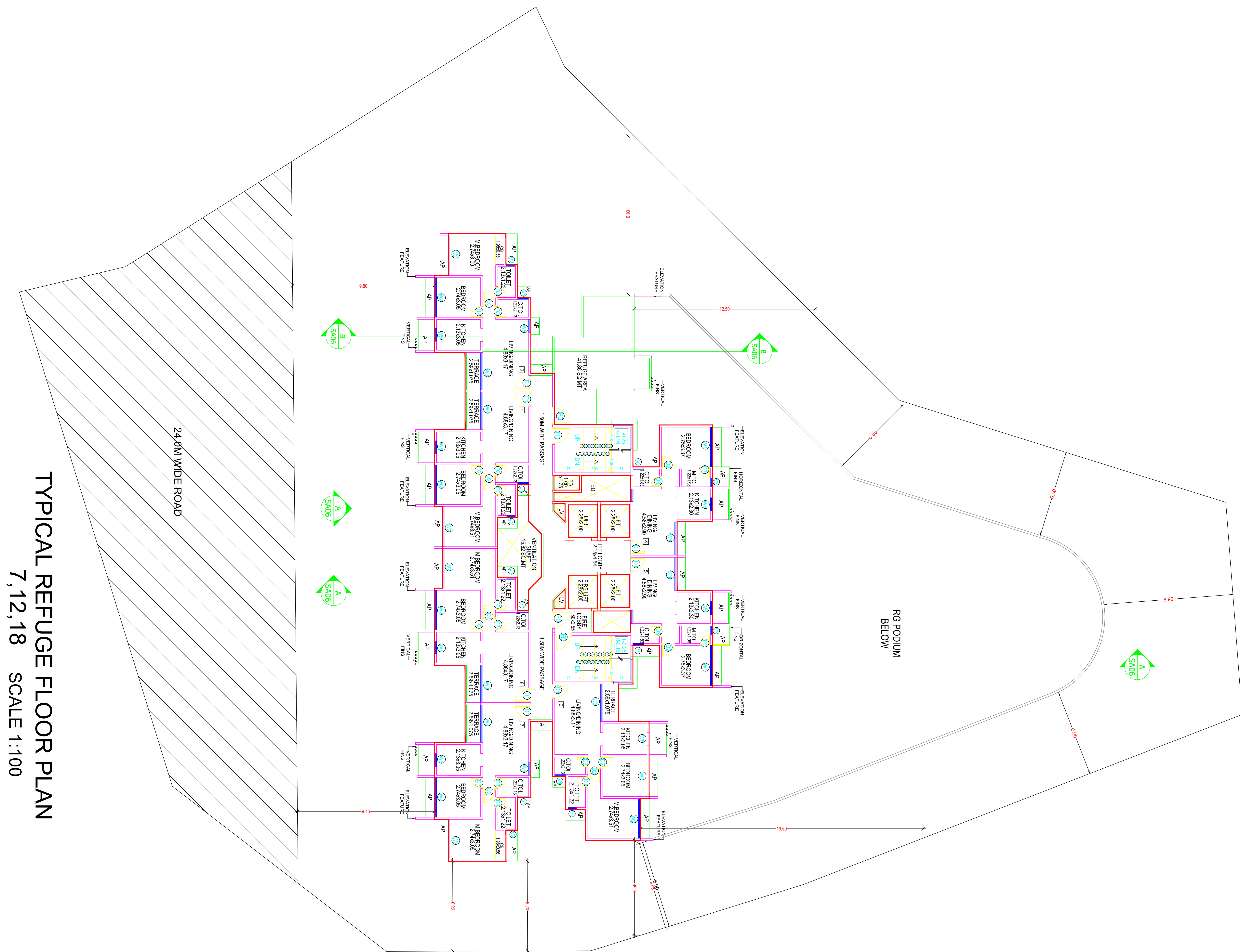
SITE ADDRESS :
Plot Bearing Survey No.3/2, Rohinjan, Parvel, Raigad.

Name Of Architect : Vishal Navinchandra Shah	
LOGO	ADDRESS OF OFFICE
	OFFICE -
	THE FIRM The commodity exchange Ground floor Plot no 2 3 4 Sector 19A Vashi Navi Mumbai 400705

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified
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SCALE - 1:100	Date: 25/03/25
JOB NO - CARPC-25-06578	CHECK BY - .

SUBMISSION DRAWING



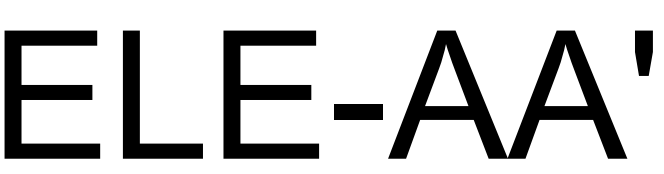
TYPICAL REFUGE FLOOR PLAN
7,12,18 SCALE 1:100



SUBMISSION DRAWING



SUBMISSION DRAWING



SUBMISSION DRAWING

BUILT UP AREA CALCULATION FOR Ground Floor Residential cum Commercial Building			
AREA NAME BLOCK	LENGTH 2.100	BWIDTH 1.380	Area(Sq.M) 2.838
BLOCK AREA TOTAL =2.8385sq.M			
TOTAL Occupation =0.0005sq.M			
Net Builtup Area =2.838 Sq.M			

Figure 1 shows the plan view of the bridge deck with the following dimensions and reinforcement details:

- Overall width: 19.10m
- Overall depth: 5.57m
- Central section width: 5.05m
- Side section width: 6.69m
- Reinforcement details:
 - Top bars: L10mm, L16mm
 - Bottom bars: L10mm, L16mm
 - Vertical bars: L10mm, L16mm
- Dimensions for reinforcement spacing and cover are also indicated.

BUILT UP AREA CALCULATION FOR Ground Floor Residential cum Commercial Building			
AREA NAME	LSMTH4	SPOT1	Area(Sq. Ft)
BLOCK	47.891	13.156	458.254
BLOCK AREA TOTAL			=458.254 Sq.M
TOTAL Deductions			=0.000 Sq.M
Area(Sq. Ft) for Area = 458.254 Sq.M			

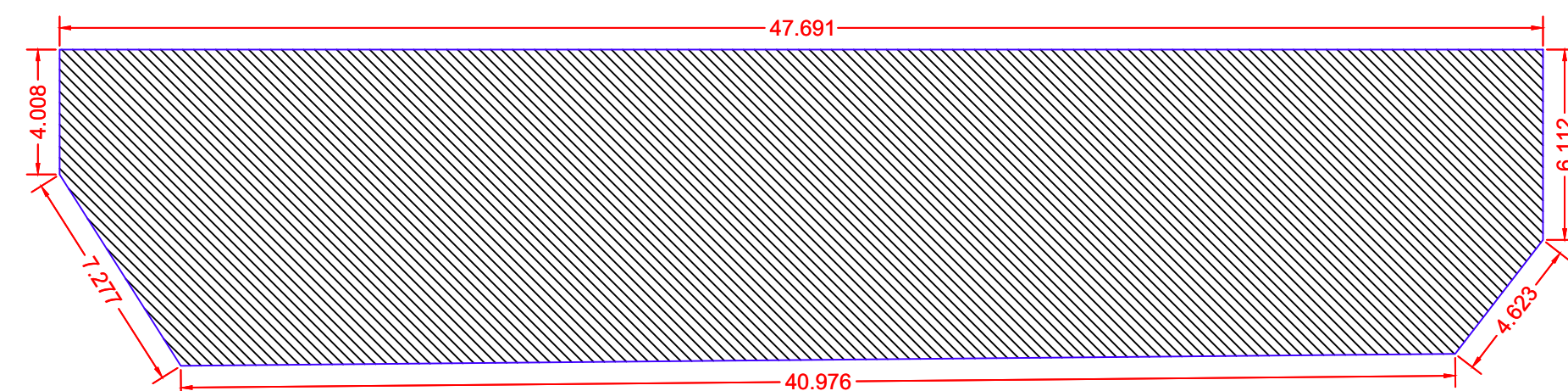
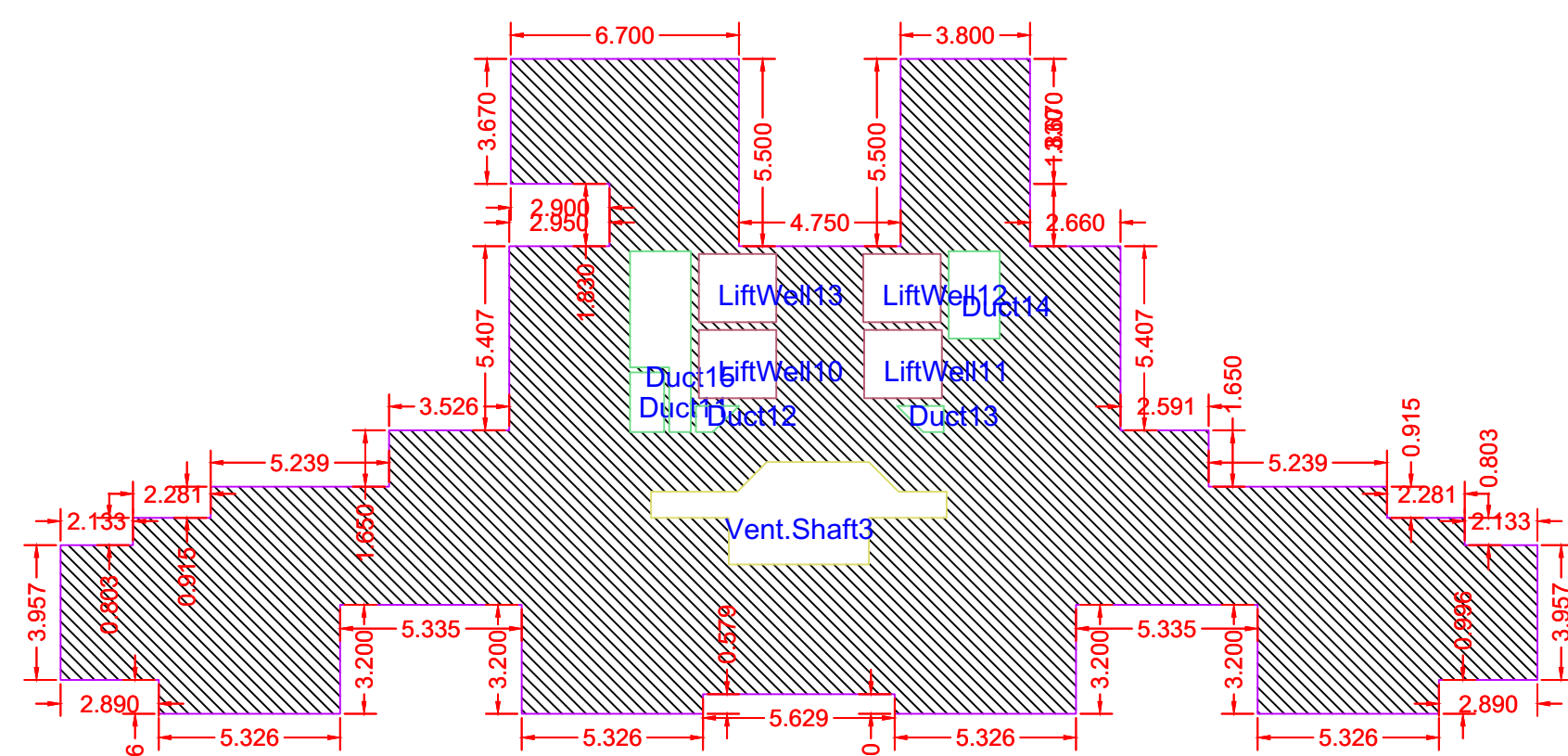
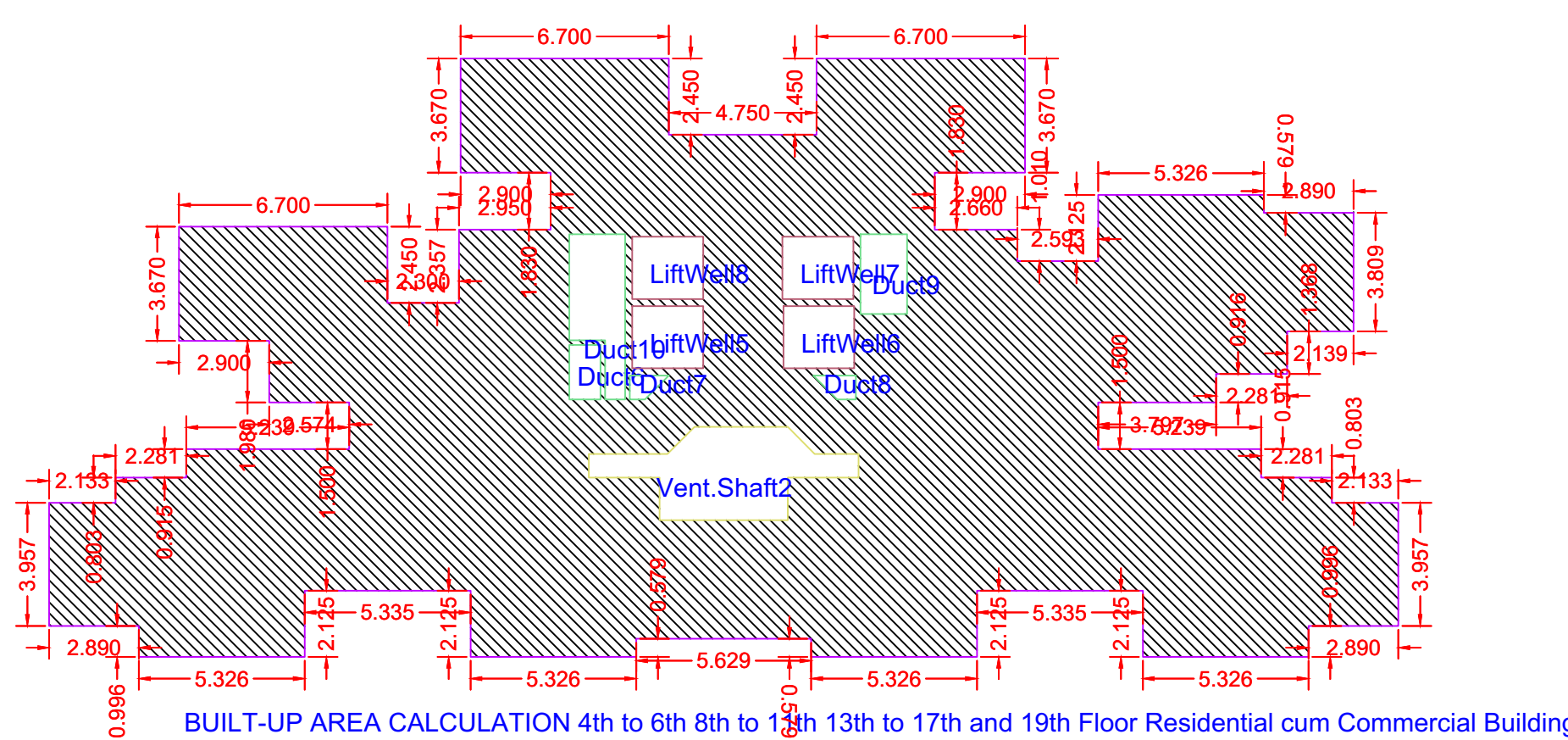


Diagram showing the calculation of the area of a rectangular plot. The plot is 3.040 units wide and 3.300 units high. The area is calculated as 3.040 x 3.300 = 10.0320 M².

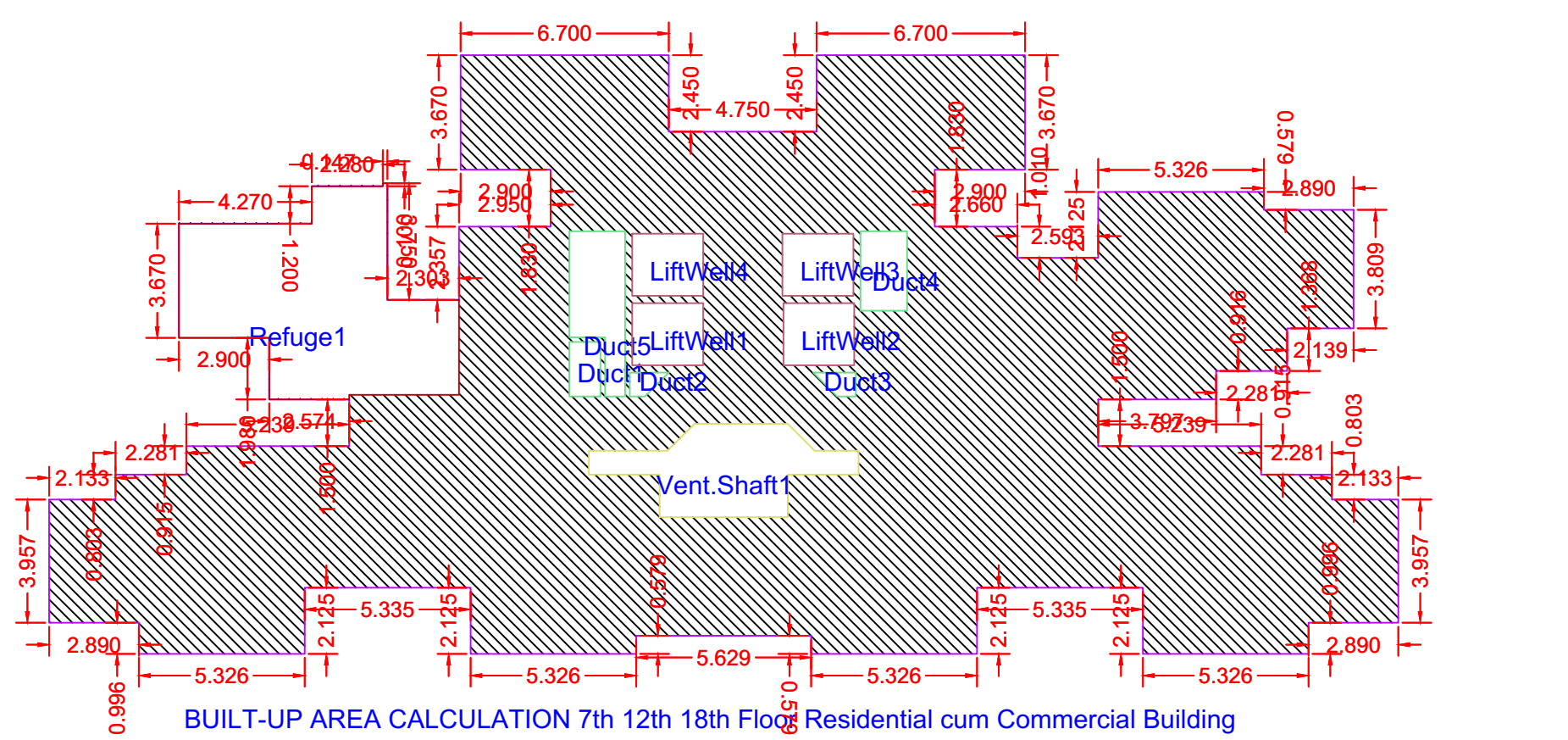
REAR UP AREA CALCULATION FOR 3rd Floor Residential cum Commercial Building			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	3.130	2.513	7.866
			BLOCK AREA TOTAL = 7.866 Sq.M
Lot Area	-	-	0.000
			TOTAL Deduction = 0.000 Sq.M
			Net Buildup Area = 7.866 Sq.M



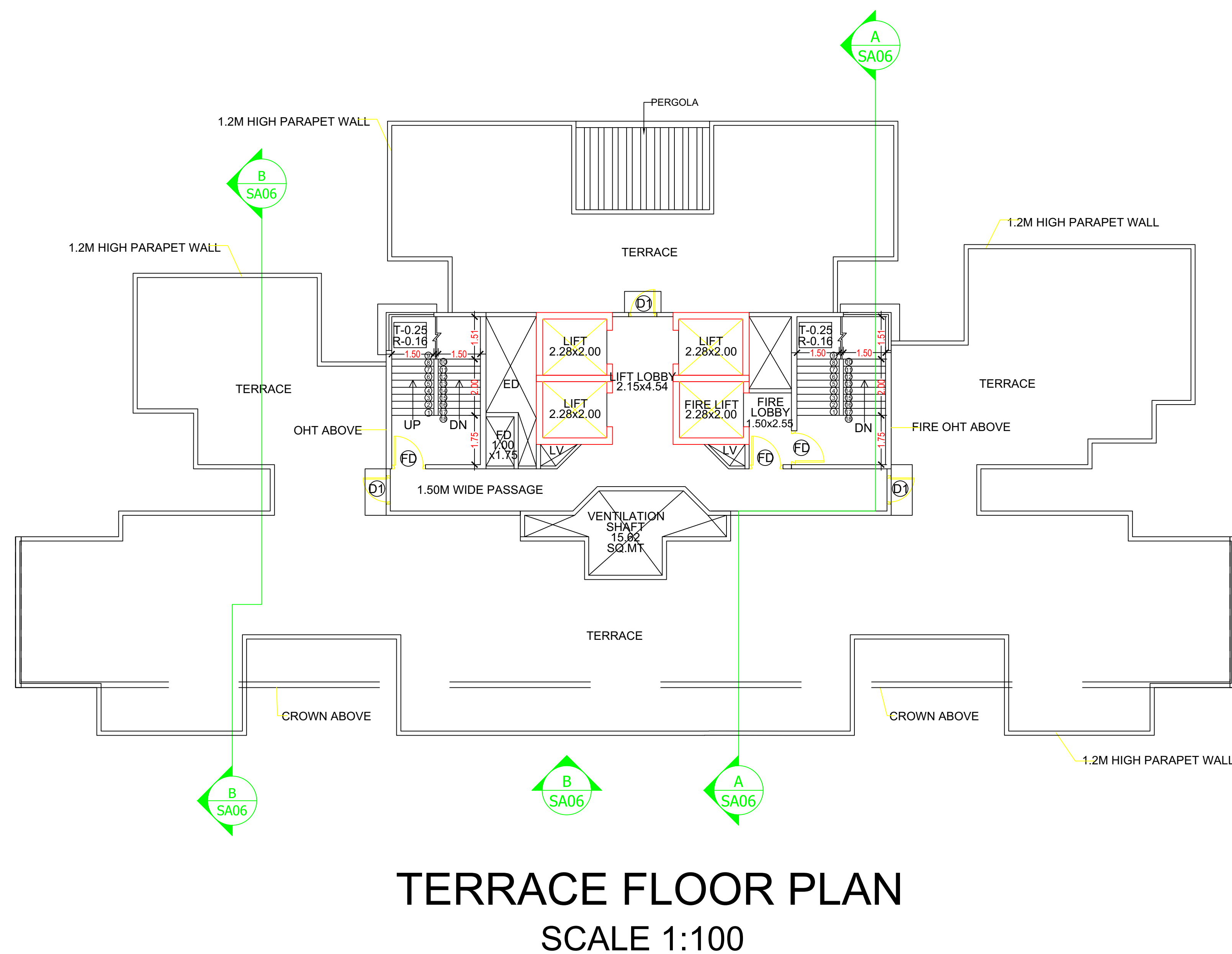
BUILT UP AREA CALCULATION			
For 2nd Floor Residential Care Community Building			
AREA NAME	LENGTH	BWIDTH	Area(M ²)
BLOCK	43.300	19.228	831.628
BLOCK AREA TOTAL			831.628
LRW0010	-	-	4.560
LRW0012	-	-	4.560
LRW0011	-	-	4.560
LRW0013	-	-	4.560
W01 Stair01	-	-	10.824
D00115	-	-	2.736
D00114	-	-	3.560
D00113	-	-	0.732
D00112	-	-	0.680
D00111	-	-	1.176
TOTAL Deck Area			116.208
Net Built Area = 947.836 Sq.M			



BUILDUP AREA CALCULATION			
FOR 601.14, 603.00, 511.01, 220.12, 170.00, AND 210.00 Residential and Commercial Building			
AREA NAME	LENGTH	WIDTH	Area(sq.ft)
BLOCK	43.562	13.228	577.130
BLOCK AREA TOTAL			577.130 sq.ft
LibrWtH1			4.560
LibrWtH2			4.560
LibrWtH3			4.560
LibrWtH4			4.560
Widv.SharT2			18.824
DuoT10			7.218
DuoT9			3.840
DuoT8			0.782
DuoT7			0.588
DuoH1			1.780
TOTAL Deduction			44.162 sq.ft

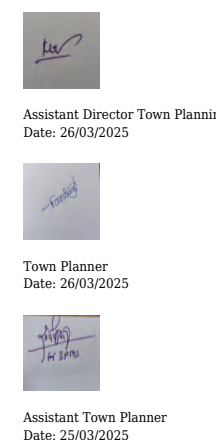


BUILT UP AREA CALCULATION				
FOR 175.125 SQ. Meters Residential cum Commercial Building				
AREA NAME	LENGTH	BREADTH	Area/Sq.M	
BLOCK	43.382	7.238	313.661	
BLOCK AREA TOTAL:			313.661 Sq. M	
Pathway1	-	-	41.890	
LiftShaft1	-	-	4.580	
LiftShaft2	-	-	4.580	
LiftShaft3	-	-	4.580	
LiftShaft4	-	-	4.580	
Van Shaft1	-	-	95.524	
Door1	-	-	7.713	
Door2	-	-	2.840	
Door3	-	-	0.733	
Door4	-	-	0.589	
Door5	-	-	1.738	
TOTAL Deduction:			160.956 Sq. M	



Signature Not Verified

Digitally signed by Shinde, Mahav Jagannath
Date: 2025.03.28 15:35:50 IST
Reason: Approved Drawing Plan
Description: Assistant Deputy Town Planning
Location: Parnavi Municipal Corporation
Project Code : CARPC-25-06678
Application Number : CARPC/2025/0138
Proposal Number : 1499634
Certificate Number : CARPC/B/2025/APJ/0136



Form 1 - Area Statement	
1. Area of plot (Minimum area of A, B, C to be proposed. Area of subject land with scheduled layout No. and subplot)	3286.02
2. Area of plot (Minimum area of A, B, C to be proposed. Area of subject land with scheduled layout No. and subplot)	3296.00
3. Area as per I.R.C. or Survey/Title (772, CTS extract)	3296.00
4. Area as per Demarcated drawing area	3286.02
2. Area not in possession	0.00
3. Enliee area (a) Deductions for	567.02
(a) Proposed P.D.P. Road widening Area (Service Road)	328.02
(b) Any P.D. Reservation area	0.00
(c) Green Belt	0.00
(d) Other	239.00
5. Balance area of plot (3=4)	2713.00
6. Amenity Space	0.00
Applicable (1/10 = 2000 sqm)	0.00
(Required = 1/10 upto 2000 sqm)	0.00
(Required = 1/10 upto 2000 sqm) - 5% of total area	0.00
7. Net Plot Area (A)	2713.00
8. Recreational Open Space	0.00
If Area is more than 4000 sqm - 10 % of (B) is required.	0.00
Proposed	0.00
If Area is less than 4000 sqm - Check -	0.00
If it is full number (1, 2, 125, 418) - As per 7/3	0.00
If it is sub number (Number - Not Recreational open space is required)	0.00
If it is sub number (125, 205, 125, 418) then Recreational open space is required.	0.00
(A) 10 % Subject to minimum 200 sqm	0.00
(B) 10 % Subject to minimum 200 sqm	0.00
9. Exemption to leave open space subject to availing section 7, 8 & 9	0.00
(a) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual rates	0.00

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2025-01-17 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ P. T. Scheme Records/Land Records Department/City Survey records.

Signature _____
 (Name of Architect/ Licensed Engineer/ Supervisor)
 Owner's Declaration -
 I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner's (s) name and signature _____
 Architect/ Licensed Engineer/ Supervisor name and signature _____
 Job No. _____

Name Of : Owner Mr Madan Fakira Patil Through POAH Yastu Nirvana LLP

Postal Address : 302 Sai Proviso Ultra Tower Plot no 11/12, Sector 50
OLD Navi Mumbai, Thane, Maharashtra-400706

Phone No.:9930450541

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.---

SITE ADDRESS :
Plot Bearing Survey No.3/2, Rohinjan, Parvel, Raigad.

Name Of Architect : Vishal Navinchandra Shah

LOGO	ADDRESS OF OFFICE
	OFFICE -
	THE FIRM The commodity exchange Ground

floor Plot no 2 3 4 Sector 19A Vashi Navi Mumbai 400705	
OWNERS SIGN -	TECHNICAL PERSON SIGN

Verified by applicant

SCALE - 1:100		Date: 25/03/25
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JOB NO - CARPC-25-06678	CHECK BY -
SUBMISSION DRAWING	
